

PROJECT NARRATIVE
The Residences on Main Street
68th Street and Main Street, Scottsdale

This Design Review submittal is for the approval of a condominium building to be constructed south of the existing Valley Ho Resort and just west of the Main Street Mews townhome project (17-DR-2004). The proposed project consists of a terraced six level structure constructed on top of a 2 level underground parking structure. This structure will include 92 residential units ranging in size from approx 1,000 s.f. to 3,000 s.f.; 4 guest suites (hotel room like units to be used as overnight accommodations for guests of residents); 3,120 s.f. of ground level retail space which is oriented to the residents as well as the Valley Ho Resort; 2,804 s.f. of ground level "home office" for residents, as well as common facilities including a Clubroom, Fitness Center, Concierge services and roof top swimming pool. The first level of underground parking is for use by guests of the adjacent Valley Ho Resort. The lower level of parking will be for residents of this project.

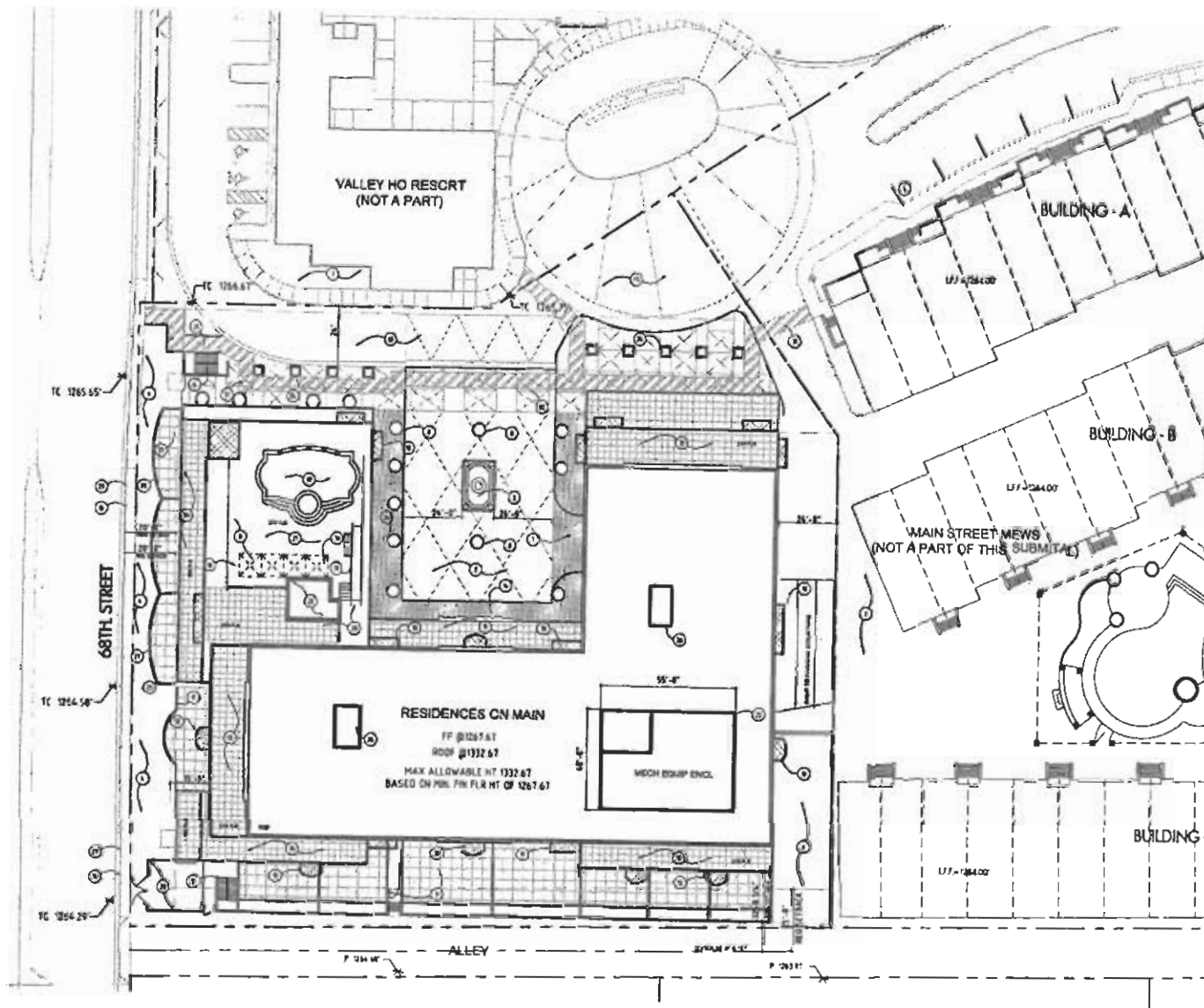
The building is a "U" shaped structure surrounding an autocourt. The main entrance to the building is on the south side of this courtyard. Access to the resident parking is also from this court. The "home office" space will be located on the western side of the autocourt and the retail will be along the northern edge of the eastern wing. Fabric awnings will be used on the ground level to help accentuate entrances and provide shade along key pedestrian areas. Landscaping on the plaza deck will be located in planters.

The western wing of the building is four levels high gradually terracing up from the 68th street side creating large roof top terraces for the residential units. The swimming pool is located on top of this wing. The rooftop pool terrace will be landscaped and will also have BBQ grilles and fabric cabanas. The other two "wings" of the building are six levels high. The southern face and the northern end of the east wing also terrace back forming roof terraces.

All units have terraces or balconies. Ground level units have large terraces surrounded by masonry privacy walls. The walls of the units that face 68th street will have a combination of solid and decorative metal fencing. Other units will have balconies that are partially recessed and project up to four feet beyond the wall plane. These balconies will have decorative metal (wrought iron) guard rails.

Proposed materials will include stucco wall surfaces with synthetic finishes, precast concrete balustrades and columns (at the pool), fabric awnings, dark bronze anodized aluminum windows and sliding doors with clear low-e glass, decorative metal railings and decorative copings and cornices.

The bottom of the building (the first floor) will be a light grey colored rusticated stucco with a "stone like" finish. Levels 2 thru 5 will be "cream" colored stucco and the sixth floor will be light grey colored stucco topped with a matching decorative cornice. Windows will be set into the wall with stucco covered foam surrounds and projecting sills.



- KEYNOTES**
1. EXISTING CONDITIONS AND PROPERTY TO BE MAINTAINED
 2. EXISTING AND PROPOSED LANDSCAPE PLANTING
 3. EXISTING AND PROPOSED PAVING
 4. EXISTING AND PROPOSED UTILITIES
 5. EXISTING AND PROPOSED STRUCTURES
 6. EXISTING AND PROPOSED FENCES
 7. EXISTING AND PROPOSED SIGNAGE
 8. EXISTING AND PROPOSED LIGHTING
 9. EXISTING AND PROPOSED SECURITY
 10. EXISTING AND PROPOSED TRAFFIC
 11. EXISTING AND PROPOSED PARKING
 12. EXISTING AND PROPOSED WALKWAYS
 13. EXISTING AND PROPOSED BIKEWAYS
 14. EXISTING AND PROPOSED PLAY AREAS
 15. EXISTING AND PROPOSED SPORTS AREAS
 16. EXISTING AND PROPOSED RECREATION AREAS
 17. EXISTING AND PROPOSED CULTURAL AREAS
 18. EXISTING AND PROPOSED HISTORIC AREAS
 19. EXISTING AND PROPOSED ART AREAS
 20. EXISTING AND PROPOSED COMMUNITY AREAS
 21. EXISTING AND PROPOSED OPEN SPACE
 22. EXISTING AND PROPOSED WATER AREAS
 23. EXISTING AND PROPOSED WETLANDS
 24. EXISTING AND PROPOSED RIVERS
 25. EXISTING AND PROPOSED LAKES
 26. EXISTING AND PROPOSED OCEANS
 27. EXISTING AND PROPOSED COASTS
 28. EXISTING AND PROPOSED ISLANDS
 29. EXISTING AND PROPOSED REEF AREAS
 30. EXISTING AND PROPOSED MARINE AREAS
 31. EXISTING AND PROPOSED AQUATIC AREAS
 32. EXISTING AND PROPOSED TERRESTRIAL AREAS
 33. EXISTING AND PROPOSED AVIATION AREAS
 34. EXISTING AND PROPOSED SPACE AREAS
 35. EXISTING AND PROPOSED TIME AREAS
 36. EXISTING AND PROPOSED ENERGY AREAS
 37. EXISTING AND PROPOSED INFORMATION AREAS
 38. EXISTING AND PROPOSED COMMUNICATION AREAS
 39. EXISTING AND PROPOSED TRANSPORTATION AREAS
 40. EXISTING AND PROPOSED INFRASTRUCTURE AREAS
 41. EXISTING AND PROPOSED UTILITIES AREAS
 42. EXISTING AND PROPOSED WASTE AREAS
 43. EXISTING AND PROPOSED WATER AREAS
 44. EXISTING AND PROPOSED AIR AREAS
 45. EXISTING AND PROPOSED SOIL AREAS
 46. EXISTING AND PROPOSED ROCK AREAS
 47. EXISTING AND PROPOSED VEGETATION AREAS
 48. EXISTING AND PROPOSED ANIMAL AREAS
 49. EXISTING AND PROPOSED PLANT AREAS
 50. EXISTING AND PROPOSED FUNGUS AREAS
 51. EXISTING AND PROPOSED BACTERIA AREAS
 52. EXISTING AND PROPOSED VIRUS AREAS
 53. EXISTING AND PROPOSED PARASITE AREAS
 54. EXISTING AND PROPOSED DISEASE AREAS
 55. EXISTING AND PROPOSED INJURY AREAS
 56. EXISTING AND PROPOSED DEATH AREAS
 57. EXISTING AND PROPOSED REPRODUCTION AREAS
 58. EXISTING AND PROPOSED GROWTH AREAS
 59. EXISTING AND PROPOSED DEVELOPMENT AREAS
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PROJECT INFORMATION

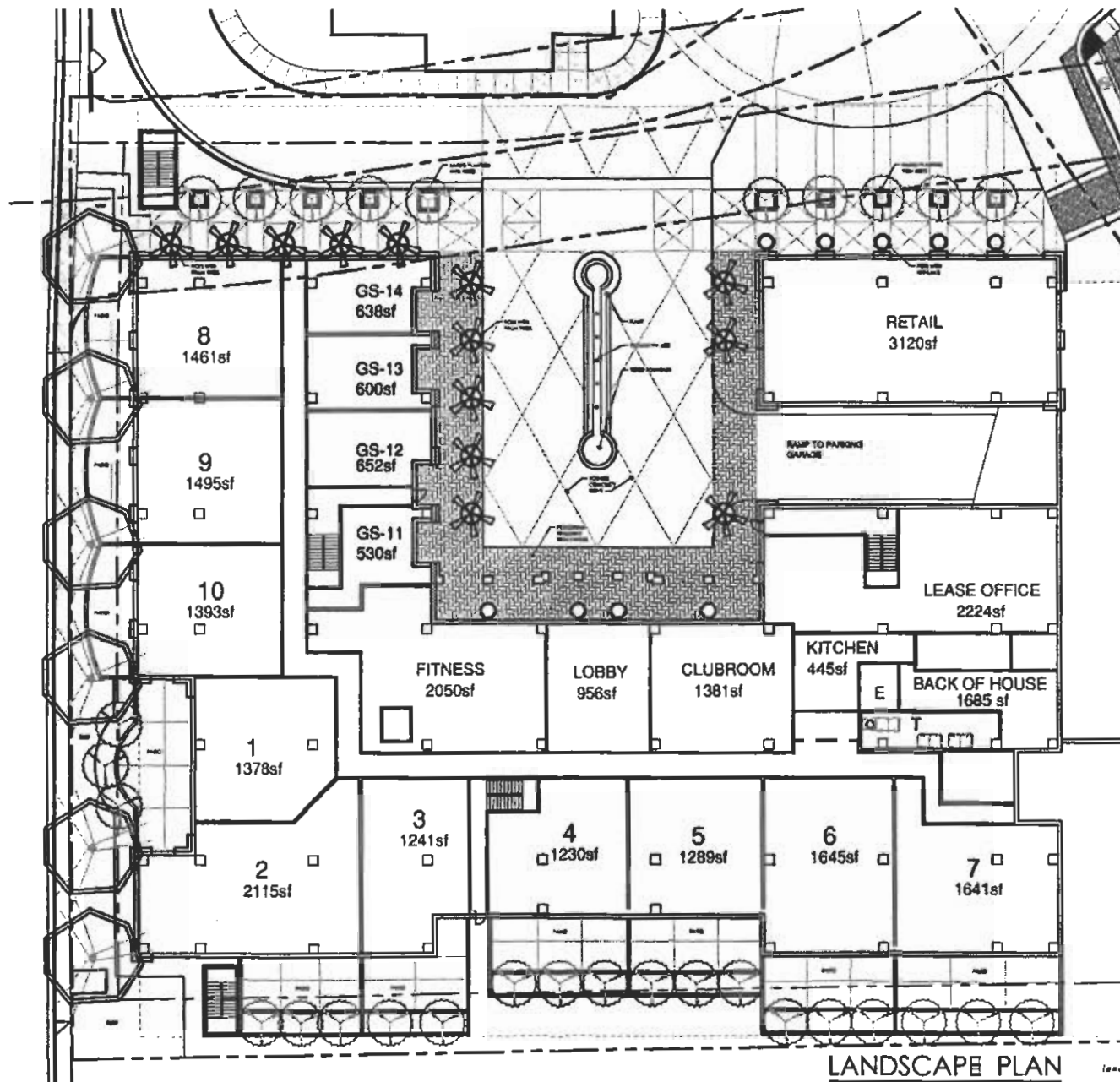
PROJECT NAME: RESIDENCES ON MAIN
 PROJECT LOCATION: 68TH STREET AND MAIN STREET, SCOTTSDALE, ARIZONA
 PROJECT OWNER: [REDACTED]
 PROJECT ARCHITECT: [REDACTED]
 PROJECT ENGINEER: [REDACTED]
 PROJECT DATE: 11/10/04

GENERAL NOTES

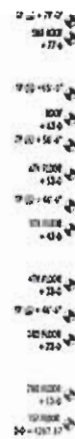
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE ORDINANCES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) SPECIFICATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) SPECIFICATIONS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (ADA) SPECIFICATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) SPECIFICATIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF CORRECTIONS (ADC) SPECIFICATIONS.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF HEALTH SERVICES (ADHS) SPECIFICATIONS.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF LABOR (ADL) SPECIFICATIONS.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF REVENUE (ADR) SPECIFICATIONS.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF TREASURY (ADT) SPECIFICATIONS.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF EDUCATION (ADE) SPECIFICATIONS.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF JUSTICE (ADJ) SPECIFICATIONS.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF PUBLIC SAFETY (ADPS) SPECIFICATIONS.
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25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF PUBLIC SAFETY (ADPS) SPECIFICATIONS.

17-DR-2004#2
 REV: 11/10/04

SITE PLAN
 DRB #17-DR-2004#2



PLANT MATERIALS USED		
Item	Plant Name	Rate per Cwt
1	Andropogon scoparius	50 cents
2	Andropogon scoparius	50 cents
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SCOTTSDALE, ARIZONA

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KEYNOTES

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WEST ELEVATION

DRB #17DR-2004#2

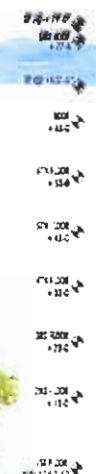
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17-DR-2004#2

REV: 11/10/04



SCOTTSDALE, ARIZONA



KEYNOTES

1. **ANALYSIS OF THE PROPOSED PROJECT**
(10 MARKS)
2. **CONDUCT AN INITIAL VISUAL SURVEY OF THE SITE**
(10 MARKS)
3. **DEVELOP A PRELIMINARY DESIGN CONCEPT**
(10 MARKS)
4. **DEVELOP A PRELIMINARY DESIGN CONCEPT**
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10. **DEVELOP A PRELIMINARY DESIGN CONCEPT**
(10 MARKS)

**RESIDENCES ON MAIN
69TH STREET AND MAIN ST**

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A3.2

DRB #17DR-2004 #2

17-DR-2004#2
REV: 11/10/04



17-DR-2004#2
9/2/2004